

00548245/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WOODINVUE OWNERS ASSOCIATION, a Washington
Non-Profit Corporation

vs.

CHRISTOPHER SAENZ, an individual, and JANE or JOHN
DOE SAENZ, an individual, and the marital or quasi-marital
community comprised thereof; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., a Delaware corporation;
COBALT MORTGAGE, INC., a Washington corporation;
and SENECA MORTGAGE SERVICING, LLC, a Delaware
limited liability company

SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL
PROPERTY

CAUSE # 15-2-24543-1 SEA

AMENDED JUDGMENT RENDERED
ON 02/10/2016
ORDER OF SALE ISSUED: 02/17/2016
DATE OF LEVY: 03/03/2016

TO: CHRISTOPHER SAENZ and JANE or JOHN DOE SAENZ, and the marital or quasi-marital
community comprised thereof; JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

12114 NE 171ST PLACE, #F-102, BOTHELL, WA 98011

UNIT 102, BUILDING F OF WOODINVUE, A CONDOMINIUM RECORDED IN VOLUME 124 OF
CONDOMINIUMS, PAGES 15 THROUGH 21, INCLUSIVE, ACCORDING TO THE DECLARATION
THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 9505220831, AND ANY
AMENDMENTS THERETO; SITUATE IN THE CITY OF BOTHELL, COUNTY OF KING, STATE OF
WASHINGTON;
WITH A TAX PARCEL IDENTIFICATION NUMBER OF 951700-0140;

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: APRIL 22, 2016
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$9,363.23** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on April 22, 2017.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON APRIL 22, 2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
CONDOMINIUM LAW GROUP, PLLC
10310 AURORA AVENUE N.
SEATTLE, WA 98133
(206) 633-1520